

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services
Director/(954)797-1101

PREPARED BY: David M. Abramson, Acting Deputy Planning and Zoning
Manager

SUBJECT: Delegation Application: DG 9-1-06/06-108/Doral Campus Office
Park/Generally located on the northeast corner of University Drive and Northwest 33rd
Street.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A
DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT
KNOWN AS THE "RIVIERA COMMERCIAL PARK NORTH," AND PROVIDING
AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner is requesting to amend the restrictive note on the "Riviera Commercial
Park North:"

FROM: "This plat is restricted to 13,065 square feet of commercial on Parcel 1 and
24,800 square feet of commercial, 68,400 square feet of day care and 2.53 acres
commercial recreation on Parcels 2-5"

TO: " This plat is restricted to 13,065 square feet of commercial on Parcel 1 and 27,400
square feet of existing commercial, 41,664 square feet of existing multipurpose
recreational use and 107,548 square feet of office (24,848 square feet of existing, 82,700
square feet proposed) on Parcels 2-5. No commercial/retail uses permitted within the
office uses and no freestanding banks or banks with drive-thru facilities are permitted
without the approval of the Board of County Commissioners who shall review and
address these uses for increased impacts.

This restriction acknowledges the lease of a 10,000 square foot existing private school
within the multipurpose recreational use. However, for the purposes of impact fee

assessment and concurrency review, the building is vested for multipurpose recreational use.

The petitioner's request is consistent with the "Doral Campus Office Park" development project. Additionally, office use is permitted in Commercial Land Use Plan Map designations and is in accordance with the adopted Town of Davie Comprehensive Plan. Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s):

Resolution, Justification letter, Plat, Future Land Use Map, Aerial, Zoning, & Subject Site Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE
" RIVIERA COMMERCIAL PARK NORTH," AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the boundary plat known as "Riviera Commercial Park North" was
recorded in the public records of Broward County in Plat Book 127, Page 49; and,

WHEREAS, the owner desires to revise the restrictive note associated with said
plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this
revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of
the proposed revision to the restrictive note shown on the "Riviera Commercial Park
North." The proposed revision being specifically described in the planning exhibits
attached hereto.

SECTION 2. Any improvements required to satisfy Transit Oriented
Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and
adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2007.

Exhibit (Justification Letter)



LAND PLAN ENGINEERING GROUP
1475 NW 126th Drive
Coral Springs, FL 33071

December 5, 2007

Town of Davie
6591 Orange Drive
Davie, FL 33314

Attn: Mr. David Abramson
Planning & Zoning Department

**Re: Doral Campus Office Park
Delegation Request to Amend the Note
Riviera Commercial Park North Plat
LPEG Proj. No. 10048**

Dear Mr. Abramson,

On behalf of the applicant, Doral Campus, LLC please accept this letter as a request for the Town of Davie to support our petition to revise/modify the Plat requirements for the above referenced Plat.

Delegation Request to Amend the Note on the Riviera Commercial Park North Plat Plat

The applicant is requesting that the Plat Note be changed to allow for the construction of a proposed Office Use in accordance with the Town of Davie Business (B-2) Zoning Requirements.

The requested Note Amendments would be as follows:

FROM:

This plat is restricted to 13,065 square feet of commercial on Parcel 1 and 24,800 square feet of commercial, 68,400 square feet office, 8,000 square feet of day care and 2.53 acres commercial recreation on Parcels 2-5.

TO:

This plat is restricted to 13,065 square feet of commercial on Parcel 1 and 27,400 square feet of existing commercial, 41,664 square feet of existing multipurpose recreational use and 107,548 square feet of office (24,848 square feet of existing, 82,700 square feet proposed) on Parcels 2-5. No commercial/retail uses permitted within the office uses and no freestanding banks or banks with drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

LPEG

LAND PLAN ENGINEERING GROUP
1475 NW 126th Drive
Coral Springs, FL 33071

This restriction acknowledges the lease of a 10,000 square foot existing private school within the multipurpose recreational use. However, for the purposes of impact fee assessment and concurrency review, the building is vested for multipurpose recreational use.

These modifications are being proposed as part of our Site Plan Application which has been approved by the Town Council and would request that this Plat Note Amendment be placed on the first available Town Council Agenda.

I trust the enclosed information is sufficient for your review, but should you require any additional information, please do not hesitate to call.

Very truly yours,



Peter R. Gallo PE, President
LAND PLAN ENGINEERING GROUP, INC.

cc. Lori English

RIVIERA COMMERCIAL PARK NORTH

SHEET 2 OF 2

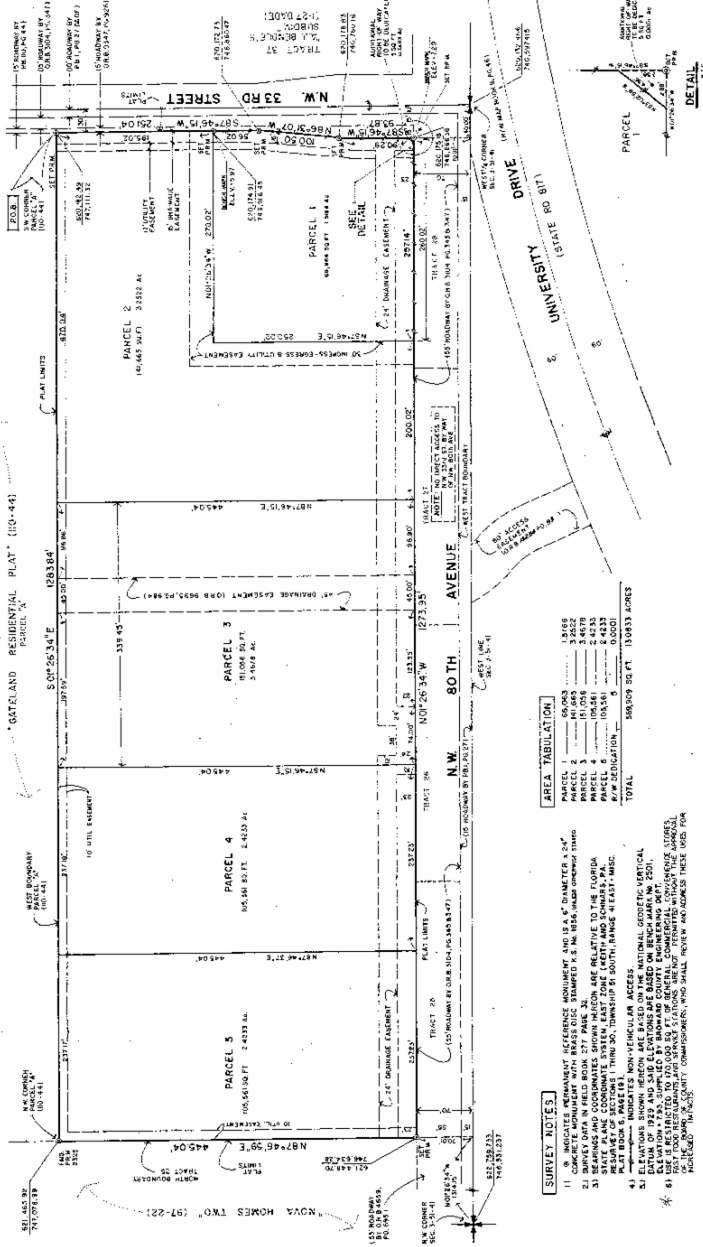
A REPLAT OF A PORTION OF TRACTS 25, 26, 27 AND 28
A.J. BENDLE'S SUBDIVISION (PB 1, PG. 27 DADE) OF
SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

ENGINEER
ALVIN AND SIMMONS, INC.
1000 N. W. 10th Ave.
Fort Lauderdale, FL 33304



GRAPHIC SCALE IN FEET
0 50 100 150 200

LOCATION SKETCH
N.E.S.



AREA TABULATION

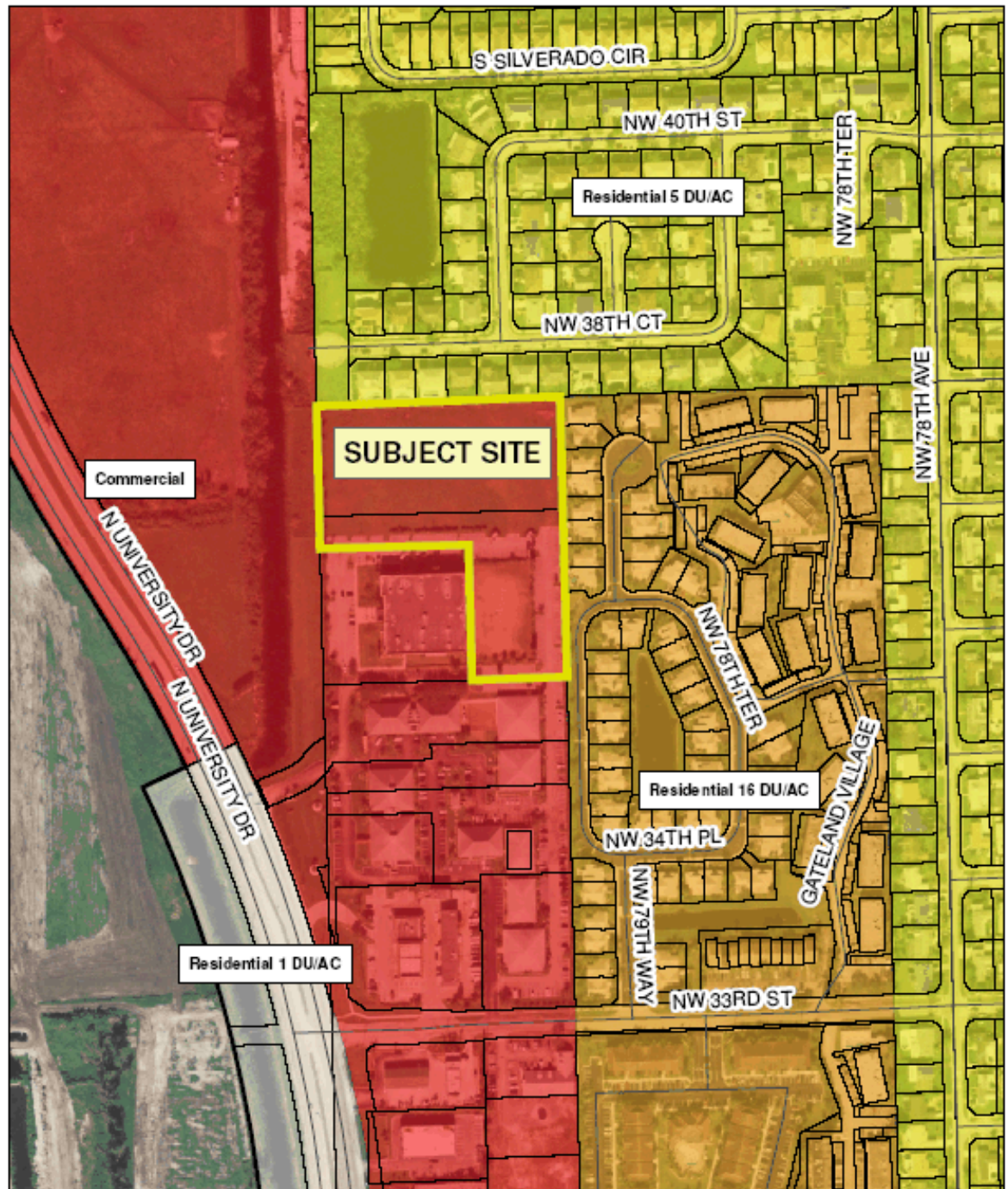
| | |
|----------|--------|
| PARCEL 1 | 1,875 |
| PARCEL 2 | 3,252 |
| PARCEL 3 | 11,058 |
| PARCEL 4 | 2,458 |
| PARCEL 5 | 4,433 |
| TOTAL | 58,009 |

SURVEY NOTES

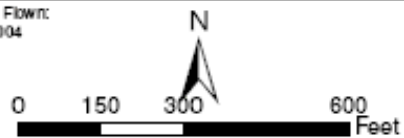
- 1) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 2) SURVEY DATA IN FIELD BOOK 277 PAGE 32.
- 3) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 4) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 5) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 6) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 7) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 8) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 9) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.
- 10) ALL DISTANCES MEASURED IN FEET AND DECIMALS THEREOF.

DETAIL

Exhibit (Future Land Use Map)



Date Flown:
12/2/04

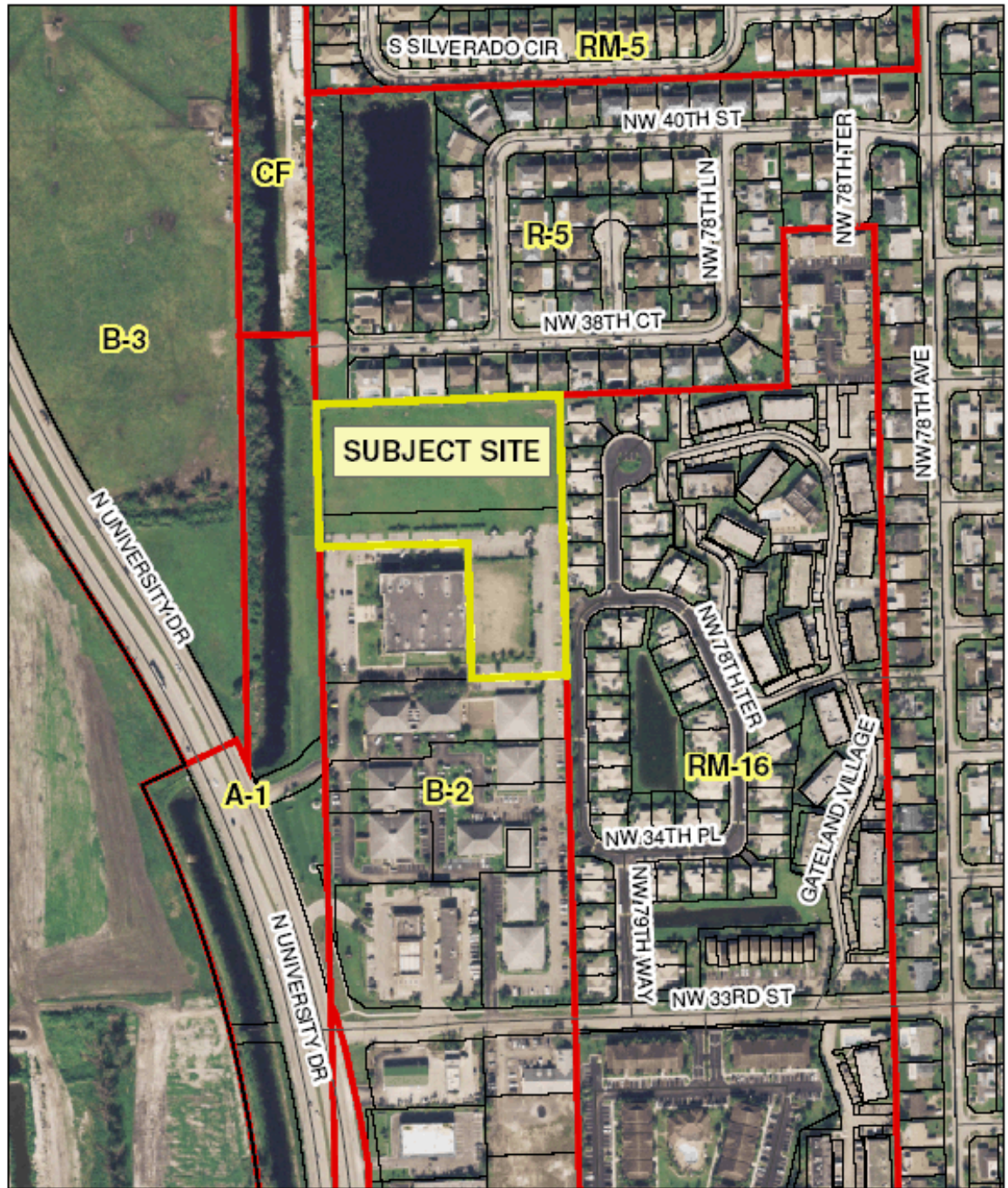



Prepared by the Town of Davie GIS Division

Site Plan
SP 9-3-06
Future Land Use Map

Prepared by: ID
Date Prepared: 5/16/07

Exhibit (*Aerial, Zoning, and Subject Site Map*)



| | | |
|---|--|--|
|  | <p>Date Flown: 12/2004</p> <p style="text-align: center;">N</p> <p style="text-align: center;">0 150 300 600 Feet</p> <p>Prepared by the Town of Davie GIS Division</p> | <p style="text-align: center;">Site Plan SP 9-3-06 Zoning and Aerial Map</p> <p>Prepared by: ID Date Prepared: 5/16/07</p> |
|---|--|--|

